



Apt 1 Georgian Crystal House
Silk Mill Lane
Tutbury
Burton-On-Trent
DE13 9DU

£950 Per Calendar Month

- A wealth of charm and character throughout
- Double glazing
- Electric panel heating
- Entrance hall
- Sitting room
- Open plan kitchen
- Two double bedrooms both with en-suite facilities

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This two double bedroom apartment has been skilfully converted forming part of the former glass works in Tutbury. The property retains a wealth of charm and character throughout with original features.

The tastefully decorated living accommodation briefly comprises, entrance hall, living dining room, open plan kitchen, two double bedrooms both with en-suites.

LOCATION

The apartment is situated within the sought after village of Tutbury which offers a wide variety of amenities and facilities, including choice of shops, cafés, well regarded restaurants and village inns. The train station is positioned within walking distance along with major link roads including the A50 ensuring swift onward travel to the motorway network and other regional centres.

ACCOMMODATION

ENTRANCE HALL

With electric panel radiator and doorway leads to:-

OPEN PLAN LIVING DINING AREA

6.16m x 3.83m (20'2" x 12'6")

With feature original pillars, two adjustable electric panel heaters, feature fireplace and two sealed unit double glazed windows to the front elevation. obscure double glazed window to the rear.

OPEN PLAN KITCHEN

2.74m x 2.20m (8'11" x 7'2")

With a range of fitted base, wall and drawers having matching cupboard and drawer fronts, roll edge laminated wood grain effect preparation surfaces with insets stainless steel sink unit and draining board. Integral electric fan assisted oven, built-in four ring electric hob with stainless steel extractor hood over, plumbing suitable for automatic washing machine, complementary ceramic tiled splashbacks, feature under unit lighting and extractor fan.

BEDROOM ONE

4.51m x 3.50m (14'9" x 11'5")

With electric adjustable panel heater, original pillars, TV and telephone points, sealed unit double glazed window to the front. Doorway leads to:-





EN-SUITE BATHROOM

Comprising, low flush w.c., panelled bath with shower screen and thermostatic mixer shower over, vanity unit with ceramic wash basin and mixer tap in chrome. Complementary ceramic wall tiling, wall mounted illuminated mirror and electric heated ladder style chrome towel rail. Extractor fan.

BEDROOM TWO

4.35m x 3.94m (14'3" x 12'11")

Please note this is an irregular shaped room. Electric adjustable panel radiator, TV and telephone points, sealed unit double glazed window to the front. Cupboard housing the hot water cylinder. Doorway leads to:-

EN-SUITE SHOWER ROOM

With full suite comprising, shower cubicle with thermostatic mixer shower, low flush w.c., vanity unit with wash basin and chrome mixer tap. Wood grain effect vinyl flooring, complementary ceramic wall tiling, extractor fan and illuminated mirror. Electric heated ladder style chrome towel rail.

DIRECTIONAL NOTE

From our Tutbury Office proceed along Lower High Street which becomes High Street, proceed up the hill past the shops before turning right onto Duke Street at the mini traffic island. Take the first left turning into Silk Mill Lane where the properties are located on the right hand side as identified by our To Let board.



SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 20th July 2026.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

By prior appointment through Scargill Mann & Co 01332 206620.

ADDITIONAL INFORMATION

Rent: £950 pcm

Holding Deposit: £219 (1 Week taken on application)

Security Deposit: £1096 (5 Weeks)

Council Tax Band: B - East Staffordshire

Property construction: Brick & Tile

Parking: On Street Parking

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Electric Heaters


Broadband type: BT Openreach, please check Ofcom website.

SALES OFFICE

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 		
England & Wales		